
REGULATION

THE PHILADELPHIA CODE

TITLE 4; SUBCODE PM
(THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

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CHAPTER 3
GENERAL CODE REQUIREMENTS

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SECTION 314 PIER AND OTHER WATERFRONT STRUCTURES

Current Code Language:

040535

PM-314.3 Structural assessment rating: A rating system conforming to the following criteria shall be used in the structural assessment report to describe the overall condition of the pier or other waterfront structure:

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2. **Safe with a Repair and Maintenance Program** - All primary structural elements are sound but minor to moderate defects or deterioration observed. Areas of moderate to advanced deterioration may be present but do not significantly reduce the load-bearing capacity of the structure. Repairs are recommended and may need to be carried out with moderate urgency.

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PM-314.6 Conditions That Are Safe with a Repair and Maintenance Program: The owner of the pier or waterfront structure is responsible for ensuring that the conditions described in the report as Safe with a Repair and Maintenance Program are repaired and the actions identified by the Project Engineer are completed within the time frame designated by the Project Engineer or by such time necessary to prevent a condition from becoming an Unsafe condition, whichever is sooner.

Regulation:

PM-314.6 (R) A pier or waterfront structure may include minor to moderate defects that do not significantly reduce the load-bearing capacity of the structure and will not result in significant reduction for a period of at least six months from the date of inspection. The time period for repairs may not exceed six months.

SECTION 315 PERIODIC INSPECTION OF EXTERIOR WALLS AND APPURTENANCES OF BUILDINGS

Current Code Language:

PM-315.1 Definitions. The following definitions shall apply to this Section PM-315:

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4. **Safe with a Repair and Maintenance Program.** A condition of a building's exterior wall or any appurtenance thereto or any part thereof that the Professional does not consider Unsafe at the time of inspection, but requires repairs or maintenance within a time period designated by the Professional in order to prevent its deterioration into an Unsafe condition.

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PM-315.6 Conditions That Are Safe with a Repair and Maintenance Program.

1. The owner of the building is responsible for ensuring that the conditions described in the report as "Safe with a Repair and Maintenance Program" are repaired and the actions identified by the Professional are completed within the time frame designated by the Professional or by such time necessary to prevent a condition from becoming an Unsafe condition, whichever is sooner

Regulation:

PM-315. 6 (R) The exterior wall and building appurtenance may include minor to moderate defects that will not result in a loss of façade material for a period of at least six months from the date of inspection. The time period for repairs may not exceed six months.

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SECTION 316

PERIODIC INSPECTION OF PRIVATE BRIDGES

Current Code Language:

PM-316.1 Definitions. The following definitions shall apply to this Section PM-316:

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4. Safe with a Repair and Maintenance Program. A condition of a private bridge or any appurtenance thereto or any part thereof that the Professional does not consider Unsafe at the time of inspection, but requires repairs or maintenance in order to prevent its deterioration into an Unsafe condition.

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PM-316.6 Conditions That Are Safe with a Repair and Maintenance Program The owner of the private bridge is responsible for ensuring that the conditions described in the report as "Safe with a Repair and Maintenance Program" are repaired and the actions identified by the Professional are completed within the time frame designated by the Professional or by such time necessary to prevent a condition from becoming an Unsafe condition, whichever is sooner.

Regulation:

PM-316.6 (R) The bridge may include minor to moderate defects that do not significantly reduce the load-bearing capacity of the structure and will not result in a significant reduction of load-bearing capacity or loss of material for a period of at least six months from the date of inspection. The time period for repairs may not exceed six months.

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